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**Studham**

OFFERS IN EXCESS OF £900,000

# Studham

OFFERS IN EXCESS OF

£900,000

An amazingly presented family home, measuring in excess of 2700 sq ft with the centre piece being a stunning open plan kitchen/dining/ family room, opening to the extensive rear garden which also boasts a natural swimming pool with garden cabin - ideal for entertaining family & friends!



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Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Incorporating International Property Measurement Standards (IPMS2 Residential). © nliche.com 2024. Produced for Sterling Homes. REF: 1215789



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(38-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(38-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	
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A stunning family home in a wonderful location in a sought after village setting.



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#### Ground Floor

The front door opens to a spacious and welcoming entrance hall where stairs rise to the first floor. A well planned, large store room leads off to the left hand side while a door to the right hand side opens to a traditional front room which has a bay window to the front and a wood burning stove inset to the chimney breast with fitted cabinets and shelving to either side. Moving further down the hall there is a snug/media room on one side and a useful fitted utility room with door opening to the outside to the left hand side. Dominating the whole rear section of the property is the enormous 'L' shaped kitchen/dining/family room. The kitchen area is fitted with a solid wood range of base and eye level units with a central island breakfast bar. Over the dining area is a roof lantern and further natural light floods this space by the window to the side and French doors opening to the rear garden. The family space also benefits from bi-folding doors and a second roof lantern and a feature exposed brickwork wall. A ground floor cloakroom completes this level.

#### First Floor

The landing area of the first floor has doors opening to four double bedrooms and to the large family bathroom which is fitted with a white three piece suite to include a bath with shower attachment, sink and wc. The second bedroom which overlooks the rear of the house also boasts an en-suite shower room.

#### Second Floor

The whole of the second floor is dominated by the principal bedroom suite. The bedroom area has a number of Velux windows to the front and a large window to the rear giving elevated views over the extensive rear garden. There are a range of fitted bedroom furniture in this area in addition to the extensive eaves storage. There is a dedicated dressing room which has also been fitted with wardrobes and drawer units. The principal suite is finished off with an ensuite bathroom that boasts a claw foot freestanding bath, walk in shower, his and hers sinks and a low level wc.

#### Outside

Electric gates open to an extensive driveway which provides parking for a number of vehicles and leads to the front door. Directly to the rear of the house is a two tiered, extensive sandstone patio area which leads to the main portion of the garden which is mainly laid to lawn. Being fully enclosed by fencing there are a number of mature shrubs, beds and borders throughout and the rear section boasts a natural swimming pool with a log cabin for entertaining.

#### The Location

The property is positioned within the charming semi-rural village of Studham, situated amidst the breathtaking South Bedfordshire countryside on the eastern fringes of The Chiltern Hills. Renowned as one of Britain's most desirable villages, Studham captivates with its idyllic surroundings and tranquil ambiance. Surrounded by stunning natural scenery, residents of Studham enjoy easy access to a wealth of attractions, including Whipsnade Zoo, the enchanting Whipsnade Tree Cathedral, and the majestic Dunstable Downs, all just a stone's throw away. For everyday conveniences and local shopping, the nearby market town of Tring offers a quaint selection of amenities, while the neighbouring towns of Berkhamsted and Harpenden provide a wider array of services and facilities including excellent schooling.

#### Travel Links

Studham's prime location also ensures excellent connectivity, with the M1 Junction 9 a mere 6 miles away, offering swift access to London and beyond. For those opting for public transport, efficient train links to London are available for nearby Berkhamsted or Harpenden, boasting quick journeys from 30 minutes, making Studham an ideal choice for commuters and explorers alike, seeking both urban convenience and rural tranquillity.

#### Agents Information For Buyers

Thank you for showing an interest in a property marketed by Sterling Estate Agents. Please be aware, should you wish to make an offer for this property, we will require the following information before we enter negotiations:

1. Copy of your mortgage agreement in principal.
2. Evidence of deposit funds, if equity from property sale confirmation of your current mortgage balance i.e. Your most recent mortgage statement, if monies in bank accounts the most up to date balances..
3. Passport photo ID for ALL connected purchasers and a utility bill. We are duty bound to complete anti money laundering (AML) checks on all connected purchasers. The charge for this is £75 plus VAT per person.

Unfortunately we will not be able to progress negotiating any offer unless we have ID, completed AML checks and proof of funds.



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